scale have turned the attention of home design, and with its typical dormer win-selects toward the suburbs and the dows and rough exterior atone chimney

Until the last fortnight it has harmonizes prettily with its rustle suroundings and fits appropriately on the residential section, the house is nineteen station.



EIGHT ROOM HOUSE of MODIFIED COLONIAL DESIGN - PRICE \$23,000.

There will be no necessity for making and the trip by train over an electrified is in wide bungalow sidings, with light tion of a third bathroom, the finish is railroad, requires about forty minutes, green shutters and red brick porch. The commutation charge is \$8.50 a foundation. The main foundations are metropolitan district.

terials market and the uncertainty of trance from the kitchen to the living selected the fixtures with special view sporting interest.

The estate borders on one of the most, to exercising good taste. quire a cash payment of 25 per cent., or labor charges, they are starting a build-

in North Carolina pine.

Sleeping Rooms Light and Airy.

slopes, rising nearly 200 feet above a from the house, picturesque river, which winds through the estates. There are hold ladges of All Asset ing recess, all light and alry. The two granite and massive oak, elm and birch batters are finished with up to date trees. The town is free from factories, planding, tiled walls, built in tubs and and there are five country clubs within pedestal lavatories. The lighting is by convenient motoring distance, where electricity, and the builders have golf and tends playing is the centre of

e found among the hills of the county. Both fresh and sait water bathing and boating are to be had within a short fund by motor. The section has been developed long enough to admit of ample shopping facilities as far as the routine the house, under the terms outlined by demands are concerned. The New shout as follows: daily demands are concerned. The New about as follows: York stores make daily deliveries. There is also an all the year around hotel with manent guests within a short distance

SECOND FLOOR PLAN

assessments for improvements have been paid in advance. Careful restrictions and community organisation will protect the buyers from future undesirable in-

As has already been explained.

PIAZZA ROOF

CHAMBER 3

CHAMBER 1

The owners, after they have settled terms of paying off the purchase mon Owners of the property state that all quire that the payments be made in

Yale & Towne Building Sold: Other Late Realty News

Metropolitan Credit Corporation of 111 isides Sapelsky the tenement at 5 % East

Broadway whose activities are largely 135th at 232 %.

Ward Plane Company purchased to financing automobile dealers.

The seller was Friedrich Broan, who story flat 15 king, at 555 West 145th at 155 the street through Harvey B.

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seventh Street Company has filed plans by Messes Shape, Bready & Poterkin. in ever particular Malcolm E. Smith appointed renting and managing anenta

St. Lukes Church at 251 to 239 West
Forty-second street, one of the oldest
churches in the city, will soon undergo
a change of expersity. The trusters
bave received an effor for its sale and are considering its acceptance. The edi-dice, which covers a plot shutfil is being sought at a site for a new theare. General Motors Buy Track.

property consists of sixty acres located mer of Fifth avenue and Seventeenth on the Pennsylvania and Central Pull, street woad tracks just notin of the Red Bank. Ryan & Co. leased for twenty-one station. On the property at the pres, years the building at 269 West Thirty-ent time are a resolvack, grand stand ninth street, 40x40. stables and itture are a resources, g and stand.

The property has been purchased with in 19 Park place to J. A. Hilton, Edward the intention of using it as a demon-Vanderburge, Banit Schmuckler, William stration plant for its irradiors and vari. F. Wood and Winters & Marks, in 345 Brooklyn on Thursday evening, April D. 1968, on a plot 98.9275 feet. Herring

Cigar Company will occupy part of Mcl. Merrill

Atreet, 27 6x100 a five story story after and avenue to La Aida Pearl Company.

Ryan & Co. with H. M. Well Co. will fees as follows: In 56-58 Pine street, to the business building 17x100, at 200 Rest. Rutherford & Maher, and William E. Rutherford & Maher & Rutherford & Rutherford & Maher & Rutherford & Ru

Daniel F. Parrell, represented by E. H. street to M J. Dougherty & Co. of Phila-Ludiow & Co., the five story building, delphia.

Martha lackson and Helen Vescy ur. Guaranty Corporation at a rental aggrechased for the Fixing Fame Corporation gating \$175,000.

of Amsterdam avenue and like street. Witherfling & Field rented to Count
the seven story apartment, 50x166, at Case Egula for Edward Margolles the
seven story apartment, 50x166, at Dark for Edward Margolles the
Grand and Classon avenues, also the
Grand and Classon avenues, also the
The cost of the apartments, Mr. Brown 55 and 57 East Seventy-sixth circet partor stanley Wolfson represented the sellers street.

Shaw & Co. sold for Schwegler Bealty Company Helen Court, at 14 Morning. Pease & Elliman leased furnished for Mde avenue, northeast corner of 11.5h Ernest Warrin to Lawrence Jacob the street, a six story apartment, 145,3x four story 22 foot dwelling at 61 West 118.9x irregular. Shaw & Co. nave been | Ni th street.

A client of Louis W. Osterweis sold to

In the Dwelling House Mart, store 25x109.

Ocean Accident and Guarantee Corp. ration have leased for ten years through Homey Shapiro & Co. from the American The Manmouth County Fale Grounds, and Alfred E. Marling rectivers, 50.00 at Red Rank N. J. have been sold to square feet of space in the Merchants'

Car Equipment Company.

Thomas J. O'Rein leased for twentyone years for the southense comes of Bradway and
the southense comes of Bradway and
181st street through to Wadsworth avenue, a two story taxpayer, or not 102z.

Charles P. Noyes Company rented for the sele will be held in the common store, basement and first floor will be the Brooklyn Exchange, 189 Montague store, basement and first floor will be street, and the following properties will be occupied by them.

A rather unusual feature is the exceptional lighting. Advantage is taken by the street near control of the low height of the adjoining bank for those story taxpayer, or not 102z.

The sale will be held in the common store, basement and first floor will be the Brooklyn Exchange, 189 Montague store, basement and first floor will be the Brooklyn Exchange. 189 Montague store, basement and first floor will be the Brooklyn Exchange. 189 Montague store, basement and first floor will be the Brooklyn Exchange. 189 Montague store, basement and first floor will be the Brooklyn Exchange. 189 Montague store, basement and first floor will be the Brooklyn Exchange. 189 Montague store, by the Brooklyn Exchange. 189 Montague store, but the Brooklyn Exchange. 189 Montague store, by the Brooklyn Exchange. 189 Montague sto

Business Hulldings Sold. In Frank porty-seventh street to the Vale University Press and Brick Now Print and Book Shop; also fourth the Rexton Reality Company 259 Pearl Smith engineers, and office in 366 Fifth street 22 (1010) and the proposition and the second street and office in 366 Fifth

Thirty-fourth street. Barrett; in 160 Hudson street to the Durowe Company sold for James Har- Northern New York Milk Corporation: Throse Controller and for James Har. Northern New York Milk Corporation, very Resilis Corporation of Utica, N. Y., in 42 Exchange place to George H. through William A. White & Sops to the Downey, in 298 Broadway to Henry G. Twenty Resilis Company a six story Dawies, in 152-55 Hudson street, business building, Davis, at the north-cent cover of Washington and West John street toff to Edward W. Cooper, Chang & Elliman leased for J. E. Liv-Eleventh streets.

Charlet F Noyes Company sold for ingston offices in 18 West Forty-fourth

Apartment and Tenement Deals. 244 Madison avenue to the Continental

Continue & Wakefield, Inc., leased for

Residential Leases,

Brown, Wheelock Company, Inc., sold in 885 Park avenue to M. M. Mosko- Bedford avenue, 60x120.

Charles Adder; in 198 East Eighty-second street to C. H. Hensel; in 140 East Fifty-second stgeet to Mrs. J. Eleier;

BE PUT UP FOR SALE

Houses Occupied by Worthy Tenants Offered to Investors at Auction.

ous other elective decima for the farm Broadway to the American Writing by the Jere Johnson, Jr. Company, auc. Broadway to the American Writing by the Jere Johnson, Jr. Company, auc. Broadway to meet the needs of Machine Company, and in 19 and 21 West Sixty-second street to the Motor tioneers, are tenuments, apartments and additional spaces to meet the needs of -fwellings occupied by monthly tenants. treme scarcity of suitable mercantile lo-

indexirregular containing fourteen stores Army for longing purposes.

Army for longing purposes.

Cheorge W. Sanses leased for Ray and a large theatte with an auditorium. The lease is for aggregate remains for the Barker of more than \$1,300,000 in addition to taxes and other charge. The Schulze avenue.

Albert B. Ashforth Lee with Passes.

Henry, a three story dwellings: 57 Cranberry street, near taxes and other charges. The Schulze avenue.

Albert B. Ashforth Lee with Passes.

Henry, a three story dwellings: 65 Cranberry street, near Cligar Company will account the schulze and the company will account the schulze and the schulze and the schulze are the schulze Albert B Ashforth, Inc., with Payson Henry, a three story dwelling, 865 to 567 McL. Merrill Company, leased parlor dwelling, 75x100: 17 and 19 Montrose avenue, near Union avera, two and three street, pear Leonard, two and three stor

> each with two stores and twenty apartments; 291 Flatbush avenue, between St. Marks avenue and Prospect Place, three story store building: 219 and 21 Graham avenue, corner of Ainslie street story frame store and a two story frame dwelling, 50x100; 41 to 47 Johnson avenue, near Lorimer street, three story frame store buildings and three story frame houses on rear of lots, all on plot 75x100 also MR South First street, corner of Hoo; or, three story store and flat build-

eight family double flat at 224 Forty- The cost of the apartments, Mr. Brown ninth street, between Second and Third suys, is less than the cost of four years' avenues; also 138 and 149 Prospect ave- rent, based on present renting prices, nue, between Third and Fourth avenues, The carrying charges, such as heat, three front and rear, brick and frame water, taxes, etc., amount to approxi-

Vacant plots to be sold are as follows: This, together with an allowance of Ryan & Co. resold for a client of John
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RENT LAWS WILL

end of its term, the tenant, if he in-tends to contest or stay the issuance Harris, Vought & Co. sold for Miss. Alexander Scikin sold for A. Hass, of the premises occupied by Misserth F. Leigh the four story dwell. The have story thre family and store and by a summary proceed swelling 116x50, at 862 East 165th this act, provided any excess in such

william A. White & Sons sold for Mrs. sold to Robert H. Moulder the two story william A. White & Sons sold for Mrs. sold to Robert H. Moulder the two story it is also asked that it be automatically pure of the public which is pre-T23 Washington street and 557 to 545 J. Henry Townword a five story dwelling accommended from the story dwelling accommended from the story dwelling accommended from the story dwelling accommendation of the story dwelling. The third important bill provides have really accommended for story dwelling. The story dwelling accommended from the story dwelling accommended from the story dwelling. The story dwelling in the story dwelling accommended from the story dwelling accommended from the story dwelling in the story dwelling accommended from the story dwelling in the s West Electric street, with frontages of 18.6x100.8, at 7 West Eighty-seventh st.

The and the feet respectively. The curver to Louis Kilmara.

Is the Theorem Realty company recently:

Louis Kilmara.

Louis Haben the seller of the Legishingre will important bills provides that no summary proceedings shall be play of it all is that the very action on that no summary proceedings shall be play of it all is that the very action of the Legishingre will import an interport of

A new twelve story fireproof building

for the woollen and silk trades is to be

erected on the northwest corner of

freight and passenger elevators together,

with the stairs on the west side of the

building, thereby insuring light on three

The ground floor is twenty feet high,

ith a mezzanine balcony, and is divided

into two large stores. The storage facili-

will be ample, and special consideration

feet high, the remaining ten floors being

in given to the heating, lighting and

11.6 feet in height. Special attention has

toilet fixtures. The building will have a

The facade is modern Gothic, of

granite, brick and terra cotta, matched-

in texture and color. The first two stories consist of three wide bays and

two end motifs for the entrances. The

effect of straight height is emphasized

in the upper ten stories by vertical line treatment, ending in a delicate perforat-

ed parapet. George & Edward Blum are

Concourse Apartments, which are nearing completion at 153rd street and

100 per cent, sprinkler system.

arrangements. The second story is 15.

ctition was issued or that such build- in ing was submantially reconstructed for dwelling purposes, subsequent to the

date when this pet shall take effect." Property Rights Are Affected.

New Building for Woolen Trade

BUILDING TO BE ERECTED AT 21 ST. AND 47 AVE GEORGE & EDWARD BLUM ARCHITECTS

WILL SOON BE SOLD

allowed to prove that the occupancy, saled from month to month, song the plet by the Crescent Athletic Club. The at a date one year prior to the presents lines of the Black bill or some similar lots range in depth from 120 to 172 feet.

VAN BRUNT MANSION

rd tenant alike, and that if Mayor that this was a problem that had to be Font Chemical Company have change from the succeed in working out any solved without serious interruption to their ideas in this respect and were angement with the labor organiza- business. These great plants had been revelation in economy. Other progress which will result in their going to dedicated to war. At a moment's notice sive manufacturers, both large and the production of munitions of war in the production of munitions of war mail, are now buying equipment and period, even at very high pay, with ceased. Less than twenty-four hours maierial, not only for present, but for not to really do an honest clapsed before the Government and the future needs. By saving on equipment for thousands of representatives of practically every they save on production cost. business in the country began the holdbe made of these plants. I was present at many of these conferences, and the

ared the problem.

There is an old saying that "All's reason for the industrial activit.

There is an old saying that "All's evident in America. First and for

William A. White & Sons sold for Mrs.

J. Hears Townword a five story decision.

J. Hears Sons would for Mrs.

J. Hears Sons w

mobile Company of the Wire Wheel Cor-poration plant at East Springfield, Mass. pation, and finally it is for this result for the production of an American made

sembled, or production, car. Each part, as I understand it, is made especially for a pagicular ear. This requires the services of the highest class skilled artisans, and Springfield is noted the world over for its supply of this class of "Yankee" labor. In this connection wish to add that the Rolls Royce Con pany investigated many localities in the New England States before deciding in favor of Springfield, and that the character of the labor to be obtained there was an important factor in the situa-

Another large sale of recent date closed by my office was the purchase by the General Motors Company of the Inernational Arms and Fuse Company plant at Bloomfield, N. J., valued at

Standard Aircraft plant at Elizabeth, N. J., valued at \$750,000. Another remarkable change in the character of occupancy of a large manufactory was recorded when the Stewart

the manufacture of candy, &c. Ford Plant Sold This Year.

Another important purchase was that of the Ford Building, in Long Island

was more than \$2,000,000. This plant flat, 25x87. was established in Long Island City at time when that section of Queens was corner of Wainwright place, a t less well known industrially than at present. It was abandoned by Mr. Ford because of his purchase, through my throp av., northeast corner office, of a large tract of land on the av., a two and three story b New of meadows, where he has creeted 100; a vacant lot 25x100 in the several large factories, and from which side Paynter av. fifty feet west point he will export the great number of machines ordered by European incrests. In New Jersey 449 Palisade and handle the local distribution of mortheast corner Griffith st. Jersey.

This short survey of the demand for av., northeast carner of Madindustrial buildings that has arisen Hoboken, a four story flat 25x10 since the signing of the armistice does 330 River st., Hoboken, a four not include, of course, the great num-ber of smaller plants restored to peace time occupation through the efforts of the Industrial Department of this office.

Another phase of the industrial situation is the purchase, by a number of the bading industrial concerns, of avenue and 269 Lincoln road 127 used equipment. In this connection, I story double apartments, 30x105 cam informed, on reliable authority, that for the Realty Operators. am informed, on reliable authority, that for the Really Couraction into the Pont Chemical Courany recently has sold surplus equipment valued at Sens the factory at 156 Witness in many millions of deliars, and that the to R. Curelo purchasers are numbered among the Henry Pierson & Co. Inc. wolfate world's leaders in their respective lines is story dwelling at 155 St. Maras 1657 This is an important development of the for John J. Grace.

Interest on \$10,000 mortgage ... \$60

Peace Industries Absorb Great Munition Plants

One of the biggest problems that con- industrial situation when it is consid-"If the calamity of this present drastic fronted the world of industry when the ered that prior to 1819 such from fegislation can be averted I believe that armistice was signed on November 11, rarely if ever could be induced to purgreatest economic advantage of the na- prejudiced against it and prefern

on.

The business men of America realized goods. The sales conducted by the

I have mentioned the Du Pont sa of these I attended the larger ap- for war plant equipment and material

Another interesting transaction was preparing now. It is for this reason the the huge war plants of 1914-18 are being eing accomplished without serious li

TO BE SOLD TUESDAY

Parcels Are Located in City and Suburbs.

Bryan L. Kennelly will sell at specia auction next Tuesday all the holdings is Manhattan, Brookyn, Queens and New Jersey belonging to the Lower Real Company. The properties to be offers are practically all corners and include irers of metal beds, purchased the the following: In Manhattan - 2 Bradhurst street northeast corner of 141d street a

story apartment, 27x64; 684 Elever venue, northeast corner of Forty-ni street, a four story tenement. 13x86 Speedometer Company plant, in Long 530 West Fiftieth street, a five statistiand City, valued at \$1,000,000, was tenement, 25x100; 327 East Forty-third street, a five story flat, 28x100, and Last 117th street, a Hamilton Fi In Brooklyn-597 Myrtle av. northast corner of Thaffe st. a five stor; 28 20x72 185 Throop av. southeast co City, by the Goodyear Tire and Rubber her of Park av., two and three storf Company. The value of this property flats, 25x100; 67 Jay st., three storf

> otel, 100x100; 54 Jamaica a four story flat, 25x100: 401

In Queens -146 Ronlevard.

67

20%